



November 2005

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)

**Vol. 3
No. 10**

Comment on Shoreline Alternative Mitigation Plan at Public Workshop

DPD will host a second public workshop to guide development of the Shoreline Alternative Mitigation Plan (SAMP) on Nov. 15. SAMP represents a commitment by the City of Seattle to support its maritime industry while simultaneously promoting shoreline restoration in Salmon Bay, the Ship Canal and Lake Union.

Through this plan, applicants for shoreline development permits will have the option of compensating for adverse shoreline impacts on their sites, or contributing to a fund that would pay for shoreline restoration projects elsewhere within the planning area. All shorelines between the Montlake Cut and the Hiram Chittenden Locks are within the planning area.

Shoreline development projects will be reviewed in much the same way they are today. The City will evaluate proposed projects to identify changes that could minimize shoreline impacts. An example would be placing grating in a dock to reduce the impact of overwater coverage. Any outstanding impacts would require mitigation, and these are the impacts that applicants could choose to mitigate off-site. There would be no other changes in the regulatory process, including the ability of project applicants and the community to appeal permit decisions made by the City.

see **shoreline mitigation** on page 3

CUSTOMER ALERT



New Hours in the PRC

Beginning Monday, Nov. 7, 2005, the hours of operation for DPD's Public Resource Center (PRC) and Applicant Services Center (ASC) will be aligned. The Microfilm Library hours will also change.

— details on pg. 8

ASC Unveils New Method for Assigning Project Numbers

As a result of the recent implementation of DPD's new permit tracking system, Hansen, the Applicant Services Center (ASC) has altered the way in which project numbers are assigned, as well as when and how legal description and development site parcel reviews (also known as "Addressing") are completed.

The ASC is now able to create and track information under a number, known as an Application/Permit (A/P) number, from a customer's earliest contact with DPD through

see **project numbers** on page 9

Monthly Highlights

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www.seattle.gov/dpd



City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

South Lake Union Neighborhood Plan Update Underway

Attend the open house to comment on new goals for the neighborhood

DPD will host a public open house on Tuesday, Nov. 29, to present draft goals and policies for an updated South Lake Union Neighborhood Plan. The open house will be held:

Nov. 29, 2005
5:30 p.m.-7:30 p.m.
South Lake Union Park
Naval Reserve Building (Armory)
860 Terry Ave. N.

The open house will present draft goals and policies that will guide South Lake Union's (SLU) growth as a vital, eclectic and sustainable neighborhood where people both live and work. City staff developed these draft goals and policies in collaboration with the SLU community.

In 2004, the City's 10-year Comprehensive Plan update designated SLU an "urban center"—an area with the potential for high job and housing growth. The existing SLU neighborhood plan must be revised to address specific topics as required under King

County's Countywide Planning Policies. DPD is working with the SLU community to update the neighborhood plan to address those issues, and to reflect significantly changed expectations about the amount of growth that the area is anticipated to experience in the coming years.

The updated SLU neighborhood plan will build on the existing plan; requirements for Urban Center plans under the Countywide Planning Policies; plans for large scale redevelopment of the neighborhood; major public investments planned for the neighborhood; and ongoing City work.

Comments that we receive on the goals and policies at this open house will help shape amendments to the Seattle Comprehensive Plan, and will provide a framework under which specific implementation strategies will be developed this winter.

For more information about the open house, or the update to the SLU neighborhood plan, please visit the SLU website at www.seattle.gov/dpd/planning/slu or contact:

Lish Whitson, DPD Planner
(206) 233-0079, lish.whitson@seattle.gov



SPC Seattle Planning Commission

The Seattle Planning Commission is an independent body that advises the Mayor, City Council, and City departments on broad goals, policies, and plans for Seattle's physical development.

Seattle Planning Commission Announces New "Get Engaged" Commissioner



See

Carl See will be joining the Seattle Planning Commission (SPC) as a Get Engaged commissioner for 2005-2006. See is a Seattle native and soon to be a graduate of the Evans School of Public Affairs at the University of Washington. His Master's Degree project focuses on the best practices for building social capital in central south King County. Recently, See returned from Quanzhou, China, where he worked with an international,

multi-disciplinary team developing a participatory planning process for a historic, inner-city neighborhood. He has professional experience with both state and federal legislatures and has been active in creating professional networking opportunities.

On a related note, our Get Engaged commissioner for 2004-2005, Chris Fiori, recently joined the commission as a full-term member. In July, he became an associate project manager at Heartland, LLC, after graduating from the University of Washington with Master's Degrees in Urban Planning and Public Administration. Fiori has been a valuable addition to the commission during his past year of service and we are fortunate to be able to continue to benefit from his knowledge and commitment to good planning in Seattle.



Fiori

About Get Engaged

Get Engaged was established in 2001 under the leadership of Mayor Greg Nickels and City Councilmember Richard Conlin. The program is managed by the YMCA of Greater Seattle. Young adults, ages 18 to 29, apply and are placed on City of Seattle boards and commissions as full members for a one-year period. Participants are supported with training and personal reflection workshops to develop skills, make connections, and help them actively engage in civic life. Since the program's inception, over 50 people have been placed on City boards and commissions. A seat on the Planning Commission is a highly sought-after position for Get Engaged candidates.

shoreline mitigation, *cont. from page 1*

The workshop will build upon the results of the first workshop held in June, and the work of the Citizens Advisory Committee. These forums have identified several important issues to be resolved in this planning process. Among the issues to be discussed in detail are:

- How can the applicants and the community ensure that an offsite mitigation program still results in no net loss of ecological function?
- Where could offsite mitigation projects be located?
- What types of projects should be eligible for offsite mitigation?

Workshop participants will have the opportunity to learn more about SAMP and the planning process, ask questions, and make suggestions about how best to approach the planning issues SAMP raises.

The workshop will be held from 5:30-7:30 p.m. at the Adobe Systems Office, 801 N. 34th St.

For more information, please contact:

Jim Holmes, DPD Planner
(206) 684-8372, jim.holmes@seattle.gov

Seattle Design Commission Update

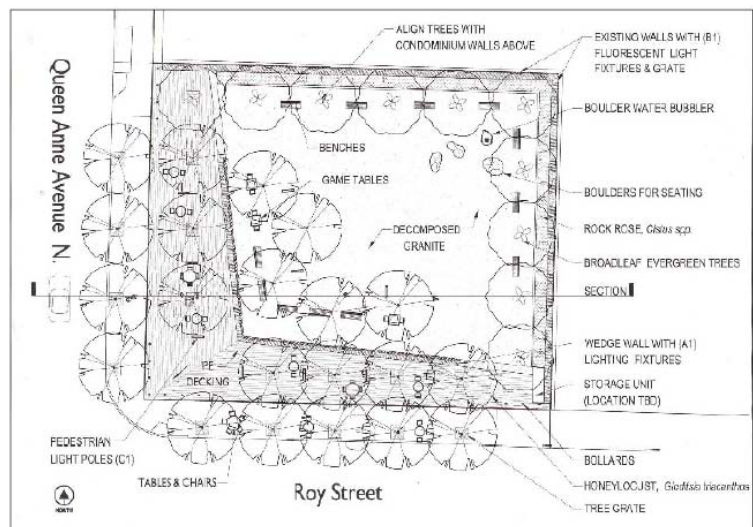


"Championing civic design excellence in Seattle's public realm"

It has been a busy fall for the Seattle Design Commission (SDC). Highlights from September and October project reviews include:

- **Magnuson Park Annual Update** – commended the overall long-term planning efforts and the design development of the combined sports fields and wetlands, in particular. Also encouraged the Parks Department to ensure that each phase of development shows demonstrated and visible progress toward a renewed experience of the park, that the path system be connected, and that art serve as a focal point.
- **Goodwill Site Redevelopment** – early review of three proposed street vacations for a large, mixed-use urban retail center at the corner of Rainier Avenue South and South Dearborn Street in south downtown. Review by the commission will continue through 2006, in close coordination with the Neighborhood Design Review Program, and will focus on the public open spaces and streetscape.
- **Northgate Projects** – approved early concept design work on Third Avenue Northeast, being developed by SDOT in partnership with King County/Metro. Also approved schematic design of the Thornton Creek Water Quality Channel project, in part, commending the hydrology and engineering. However, expressed concern about the landscape design details and pedestrian experience of this new open space connection.
- **Jefferson Park Expansion, Phase I** – appreciated the update on the concept design for early improvements that will be pursued on 43 acres of the site as the reservoirs are covered and new land is claimed. This phase will be guided by the long-term site plan reviewed and approved previously by the commission, but the commission encouraged the current design team to make the plan its own and to simplify the many program elements.

- **Queen Anne Park** – enthusiastically recommended approval of schematic design of this new quarter-acre park on lower Queen Anne, commending its purity, clarity and simplicity in approach to creating a new gathering place integrated with a light art installation that plays off adjacent building surfaces.



Queen Anne Park Site Plan

Events/Activities

In September, the commission conducted its semi-annual briefing of the Urban Development and Planning Committee of Seattle City Council, highlighting recent accomplishments and major design concerns in the City. In late September, the commission and staff embarked on its annual site tour, visiting projects recently completed and previously reviewed by the commission. They were joined by staff from DPD, Parks and the Seattle Public Library, which made for a lively exchange all around.

Improving public outreach has been a priority for the commission over the last few years and conducting check-in meetings with individual departments

was a key recommendation at the commission's annual retreat this year. In October, several commissioners and staff met with project managers at SDOT and Parks to informally discuss the project review process and ways to improve the design dialogue on the City's capital improvement projects. Also in October, the commission met with representatives from the Pedestrian Advisory Board and the Parks Board to discuss how to better interface on design-related issues.

Also this fall, the commission has been actively recruiting for a new member to replace Charles Anderson, who has opted out of a second term in the landscape architect position. Interviews were conducted in October and a final appointment by the Mayor is expected in late fall, with confirmation by City Council to follow in January. In September, Pam Beyette and Dennis Ryan were reappointed to the commission for another two-year term each, and David Spiker was reappointed as chair for another year.

Upcoming

Several projects are tentatively scheduled on SDC agendas this winter:

- **South Lake Union Streetcar** (design development) and **Mercer Corridor Redevelopment** (briefing)
- **Alaskan Way Viaduct and Seawall Replacement** (quarterly design briefing) – project update from the city/state management team
- **Magnolia Playfields** (design development) – phased development of a spectacular new park site and shelter overlooking Elliott Bay
- **Seattle Center Garage** (schematic design) – ongoing review of a new garage structure for more than 1,000 cars that will replace Lot 2 at the corner of Harrison and Fifth Avenue North
- **300 Westlake North Skybridge** – continued review of a proposed pedestrian skybridge over an alley in South Lake Union
- **Mount Baker Housing** – initial review of a proposed vacation of a small street segment to allow for affordable housing development opposite Othello Park in Southeast Seattle
- **Fire Station 10 Replacement** – final review of design details and materials

Design Commission meetings are open to the public and are generally held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on Design Commission activities visit www.seattle.gov/designcommission or contact:

Layne Cubell, Design Commission Senior Staff at DPD
(206) 233-7911, layne.cubell@seattle.gov



Mayor Nickels speaks at a reception for the "Seattle's Waterfront: Making a Great New Place" exhibit.

Exhibit Space to Highlight the High Point Community

Next month, the latest exhibit sponsored by City Planning, "High Point: Knitting a Community Together," will be unveiled in the lower lobby of the Seattle Municipal Tower. The exhibit, being developed in partnership with Seattle Housing Authority and Seattle Public Utilities, will be displayed for the next three months.

Currently on display is "Seattle's Waterfront: Making a Great New Place." Coinciding with the exhibit, Mayor Greg Nickels helped DPD staff host a small reception on Sept. 7 to thank those who have given their time and energy in the development of the City's Waterfront Concept Plan. The first draft of the Concept Plan was recently released for public comment and is available at www.seattle.gov/dpd/centralwaterfront.

Previous exhibits over the past year included a general exhibit that highlighted planning in Seattle and a Link Light Rail exhibit. A new web page documents the past exhibits: www.seattle.gov/dpd/planning/exhibit.

City Planning launched its new exhibit space last fall to illustrate for the public how major new projects, either proposed or under construction, are transforming the physical form and social fabric of Seattle. Upcoming exhibits will likely include: Northgate, Seattle's Libraries and South Lake Union. If you have an idea for a future exhibit, please contact:

Layne Cubell, Exhibit Space Project Manager
(206) 233-7911, layne.cubell@seattle.gov



Get Involved in Urban Sustainability

Two New Forum Events Focus on Vision for Seattle's Open Spaces

The last two events in the 2005 Urban Sustainability Forum will help frame a community dialogue on our vision for open space that will continue into 2006 with an initiative called "Open Space Seattle 2100: Designing Seattle's Green Network for the Next Century." This initiative is a design and planning process to formulate a 100-year vision for Seattle's comprehensive open space network. It will begin with a two-day visioning charrette on February 3-4, 2006, sponsored by the University of Washington, Urban Land Institute, American Society of Landscape Architects, City of Seattle and others. The preliminary Urban Sustainability Forum events include:



Childs

Designing Compelling Public Places

Mark Childs, Professor, School of Architecture and Planning, University of New Mexico

Thursday, Nov. 17, 2005, 5:30 - 7 p.m.

Location TBD

Childs will discuss how vital public places can be designed to serve as centers of joyful celebration, heartbroken communion, civic discussion, or for simply hanging out. In his book *Squares: A Public Place Design Guide for Urbanists*, he helps designers, planners, public officials, students, developers and community leaders understand the history and theories of public commons, elicit community dialogue and desires, respond to the natural and built environment, and design compelling places.



Houck

Creating Livable Cities with Urban Green Space

Mike Houck, Director, Urban Greenspaces Institute, Portland State University

Monday, Dec. 5, 2005, 5:30 - 7 p.m.

Bertha Knight Landes Room, Seattle City Hall, 600 Fourth Ave.

Houck will describe efforts to create a livable Portland-Vancouver metropolitan region through the enhanced protection and restoration of a vibrant green infrastructure. He will illustrate on-the-ground examples and tools the region is using, including the Metropolitan Greenspaces Initiative, regional growth management strategies, and innovative watershed planning and stormwater management to simultaneously ensure equitable access to nature, parks, trails and greenspaces; maintaining biodiversity; and creating higher density, compact urban form.

For additional information on Urban Sustainability Forum events visit www.seattle.gov/dpd/sustainability.



First Sustainable Building Report Available

— Celebrating Five Years of Accomplishments Building a Better City

Substantial progress has been made since the City of Seattle adopted a Sustainable Building Policy in February 2000. Coupled with the biggest capital improvement program since the Seattle fire of 1888, the policy provided a unique leadership opportunity to create change in the building industry.

Seattle now has one of the strongest green building markets in the nation, and the City of Seattle is expected to be one of the largest single owners of LEED™* facilities in the world.

Learn about the growth in the green industry and Seattle's noteworthy progress in the City of Seattle Sustainable Building Program 5-Year Report, available online at www.seattle.gov/dpd/sustainability.

* LEED stands for Leadership in Energy and Environmental Design. It is a green building rating tool developed by the U.S. Green Building Council of which the City of Seattle is a member.



"The Design Review program provides a valuable public forum for promoting superior urban design in development projects in our community. I encourage people interested in the quality of our built environment to consider serving on one of the Design Review Boards,"

– Mayor Gregory J. Nickels

City Seeks Design Review Board Applicants

Serving on one of Seattle's Design Review Boards offers an excellent opportunity to provide guidance to the design of individual projects in the city and to stay abreast of development activity in your neighborhood. From now until Dec. 16, 2005, DPD is accepting applications for board positions which will become open on April 4, 2006, when retiring board members' terms expire.

Design review provides an alternative to prescriptive zoning requirements and fosters new development that better responds to the character of its surroundings. Each five-person Design Review Board holds public meetings twice a month during the evenings to evaluate the design of development projects based upon citywide and neighborhood-specific design guidelines. Projects reviewed include mixed-use developments, multifamily housing, and commercial projects of certain sizes. For more information on Design Review, visit www.seattle.gov/designreview.

Each Design Review Board includes a:

- design professional/architect (at large)
- development representative (at large)
- community representative (at large)
- business community representative (local)
- residential representative (local)

At-large members can live anywhere in the city and serve on any board. The residential representative (local) must live within the board district and be nominated by a community organization that operates within the board district. The business community representative (local) must be nominated by a chamber of commerce or other business association that operates within the board district.

Applicants should have knowledge of or interest in architecture, urban design and the development process; the ability to listen, communicate effectively and run public meetings; and the ability to work well with others under pressure. Prior experience with community or neighborhood groups is a plus.

All board members must reside within the City of Seattle. Women, persons with disabilities, sexual minorities and persons of color are encouraged to apply.

For more information, contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

DESIGN REVIEW



Opportunities to Serve in 2006

The following 10 Design Review Board positions will become open on April 4, 2006:

- Northwest Design Review Board
 - development representative (at-large)
 - residential representative (local)
- Northeast Design Review Board
 - development representative (at-large)
 - design professional/architect (at-large)
- Queen Anne/Magnolia Design Review Board
 - development representative (at-large)
- Southeast Design Review Board
 - development representative (at-large)
 - community representative (at-large)
- Southwest Design Review Board
 - community representative (at-large)
- Downtown Design Review Board
 - design professional/architect (at-large)
 - community representative (at-large)
- Capitol Hill/First Hill/Central District Design Review Board
 - no open positions

How to Apply

Individuals may apply for one of the above positions, or for other positions that may become available. Interviews will be held in January 2006.

Send a cover letter, resume and an application form by Dec. 16, 2005, to Tom Iurino at the address below. For a copy of the application form visit www.seattle.gov/designreview or contact:

Tom Iurino, DPD Planner
(206) 615-1457, tom.iurino@seattle.gov

Self-Serve Computers in the ASC

Visitors to DPD's Applicant Services Center (ASC) on the 20th floor of the Seattle Municipal Tower can streamline their visit by using the self-serve computers next to the Microfilm Library to look up details about their property on the DPD website, www.seattle.gov/dpd.

DPD staff has been working hard for the past few years to make DPD's website as helpful as possible for customers. The self-serve computers provide access to the information on the web, including basic permit processes, site-specific property information, and the Seattle Land Use Code.

Depending on their questions, customers may be able to find the answers themselves at a self-serve computer while waiting to be called to the information counter. Detailed instructions next to the computers guide users to helpful, current information about their property through the DPD website.

Some of the questions that can be answered on DPD's website, accessible in the ASC and other computers, include:

- What is the zoning designation of my property?
- What is the square footage of my lot?
- Is my property located in an ECA or Shoreline environment?
- What violations, if any, have occurred at this property?

The Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave. in downtown Seattle, (206) 684-8850.



Take advantage of your wait time in the ASC by using the self-serve computers to access information about your property on DPD's website.



Visit the Applicant Services Center, the Public Resource Center and the Microfilm Library on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave. in downtown Seattle. Or contact them by phone:

ASC - (206) 684-8850

PRC - (206) 684-8467

Microfilm Library - (206) 233-5180

CUSTOMER ALERT!

New Hours in the Public Resource Center

The Public Resource Center (PRC) and the Microfilm Library are aligning their hours of operation with those of the Applicant Services Center (ASC) on Monday, Nov. 7, 2005.

DPD is making the change to help avoid confusion that sometimes occurred because of the staggered hours.

As of Nov. 7, the ASC and PRC hours will be:

■ Monday, Wednesday and Friday:
7:30 a.m.-5:30 p.m.

■ Tuesday and Thursday:
10:30 a.m.-5:30 p.m.

The Microfilm Library hours will be:

■ Monday, Wednesday and Friday:
9:00 a.m.-4:30 p.m.

■ Tuesday and Thursday:
10:30 a.m.-4:30 p.m.

Please note that the 20th floor lobby opens at 7:30 a.m. on Mondays, Wednesdays and Fridays, but it does not open until 10:00 a.m. on Tuesdays and Thursdays. The elevators will not stop on the 20th floor until the lobby opens.

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If you'd like to be removed from our printed mailing list, call (206) 684-8443 and provide the name and address you'd like removed.

project numbers, *cont. from page 1*

final inspection and approval of the built project. A/P numbers may be generated prior to the Addressing review. However, the Addressing review is still required prior to scheduling an intake appointment and will be conducted in response to submission of an Address/Records Worksheet.

Further, due to the change in the nature and timing of the review, we will no longer conduct Addressing reviews on a walk-in basis. We believe that this change will allow DPD to achieve and maintain desirable performance targets and align the process more closely with the Pre-Application Site Visit process.

For more information, please contact:

Jamie Holland, DPD Permit Technician Supervisor
(206) 733-9636, jamie.holland@seattle.gov

Client Assistance Memos

NEW

- **CAM 243**, *Transportation Mitigation Payments: South Lake Union*, outlines the new transportation mitigation payment program and explains the regulations and process for making those payments in South Lake Union.

UPDATED

- **CAM 116**, *Establishing a New Accessory Dwelling Unit (ADU)*, was updated to be consistent with the International Building and Residential Codes.
- **CAM 317**, *Smoke Alarms in Residences and Family Day Care Homes*, was revised to reflect changes due to the adoption of the new 2005 Seattle Electrical Code.

CAM updates are available online at **www.seattle.gov/dpd/publications**. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

FINAL

- **DR 17-2005**, *Sprinkler Systems and Fire Alarms for Elevator Machinery Rooms, Hoistways and Pits*, became effective Oct. 17, 2005. This joint ruling with SFD Administrative Rule 9.08.05 supersedes DPD DR 21-97.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit **www.seattle.gov/dpd/notices**. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

Don't forget to visit us on the web!

On DPD's website, **www.seattle.gov/dpd**, you can:

- Apply for a permit
- Request an inspection
- Check the status of your permit
- Report a code violation
- Download codes, forms and helpful publications
- Catch up on news & events
- Use the online Land Use Q & A service
- Comment on land use actions
- Review properties using GIS mapping feature
- Follow progress on city planning projects
- And much, much more!

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Address Assignment.....	684-8850
Cashier.....	386-9780
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *)	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office).....	615-1349
Comprehensive Planning	233-0079
Land Use Policy.....	684-8880
Seattle Design Commission.....	615-1349
Seattle Planning Commission.....	684-0433

Administration

Office of the Director	684-8899
Community Relations.....	233-3891
Accounting	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

General Department Information.....	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>).....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services.....	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>)... ..	684-5174
Media Relations.....	233-3891
Microfilm Library.....	233-5180

Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i>	

Publications.....	684-8467
Site Development.....	684-8860
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>).....	684-4630
Tech Support: Electrical Code (<i>see ASC hours</i>).....	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>).....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>).....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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